

NEW DEVELOPMENT WITH DRIVE THRU END CAP AVAILABLE

Fate, TX



LOCATION: SWQ I-30 & Memorial Pkwy
Fate, TX 75189

PROPERTY HIGHLIGHTS:

- **For Lease:** 6,231 (Divisible) | Drive-Thru Available
- Up to 3,500 SF for dine-in restaurant available
- New construction shadow anchored by Brookshire's Fresh Grocery and adjacent to Taco Bell
- Contact broker for pricing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,407	29,580	64,502
Daytime Population	4,173	20,221	51,335
Avg. HH Income	\$115,965	\$127,019	\$129,068

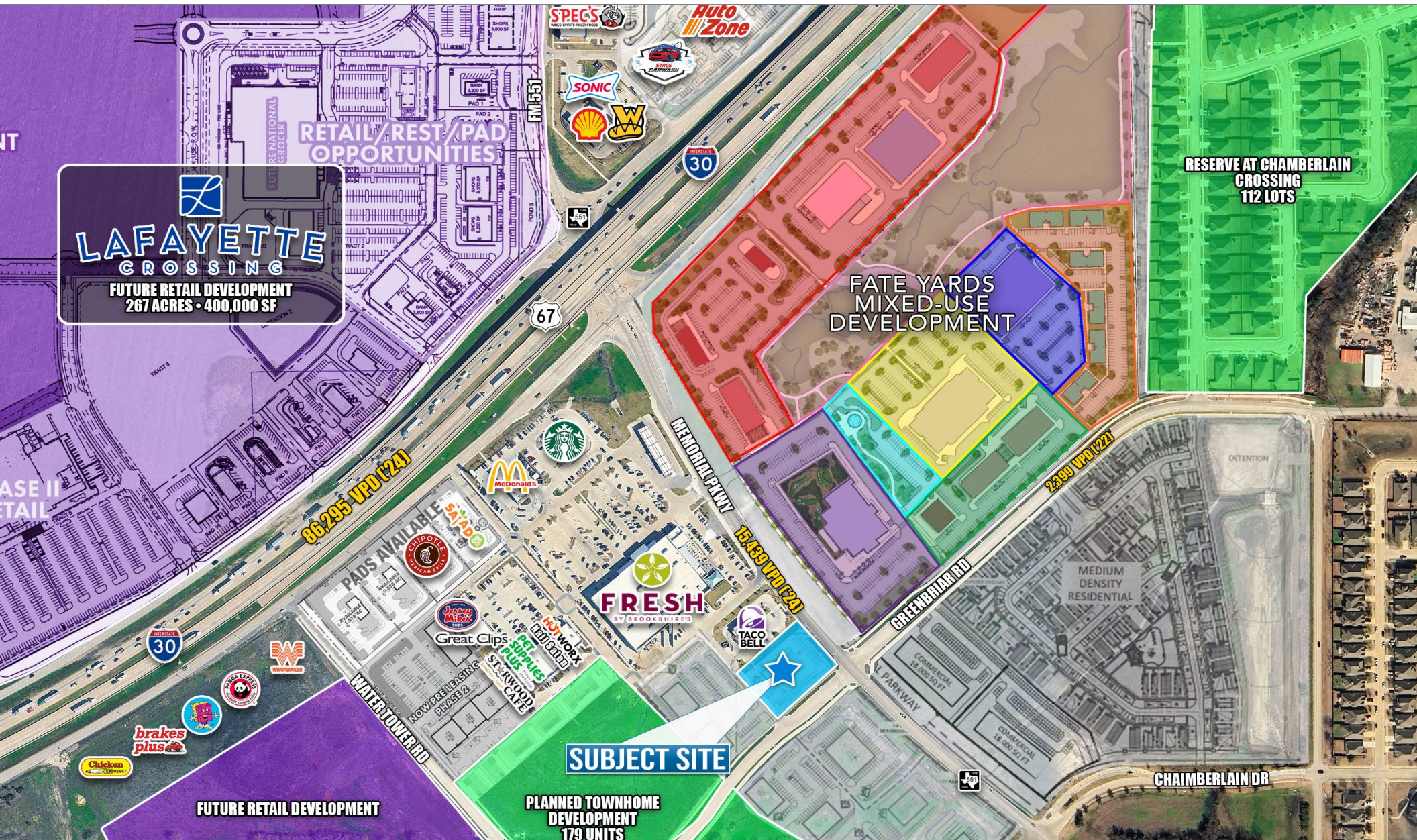
TRAFFIC COUNTS:

Interstate 30:	86,295 VPD (2024)
Memorial Pkwy:	15,439 VPD (2024)

CONTACT
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

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SWQ I-30 & Memorial Parkway, Fate, TX



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SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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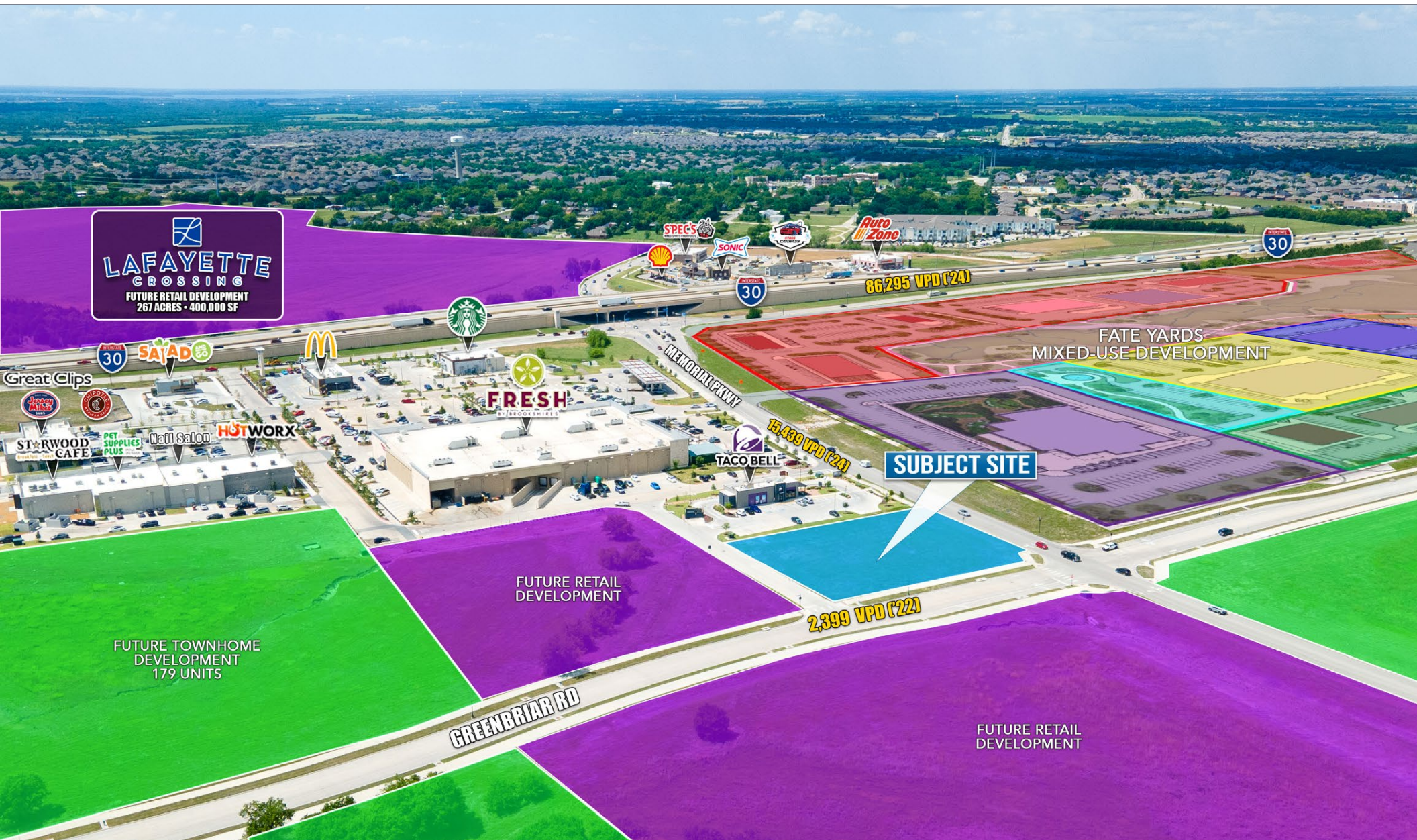
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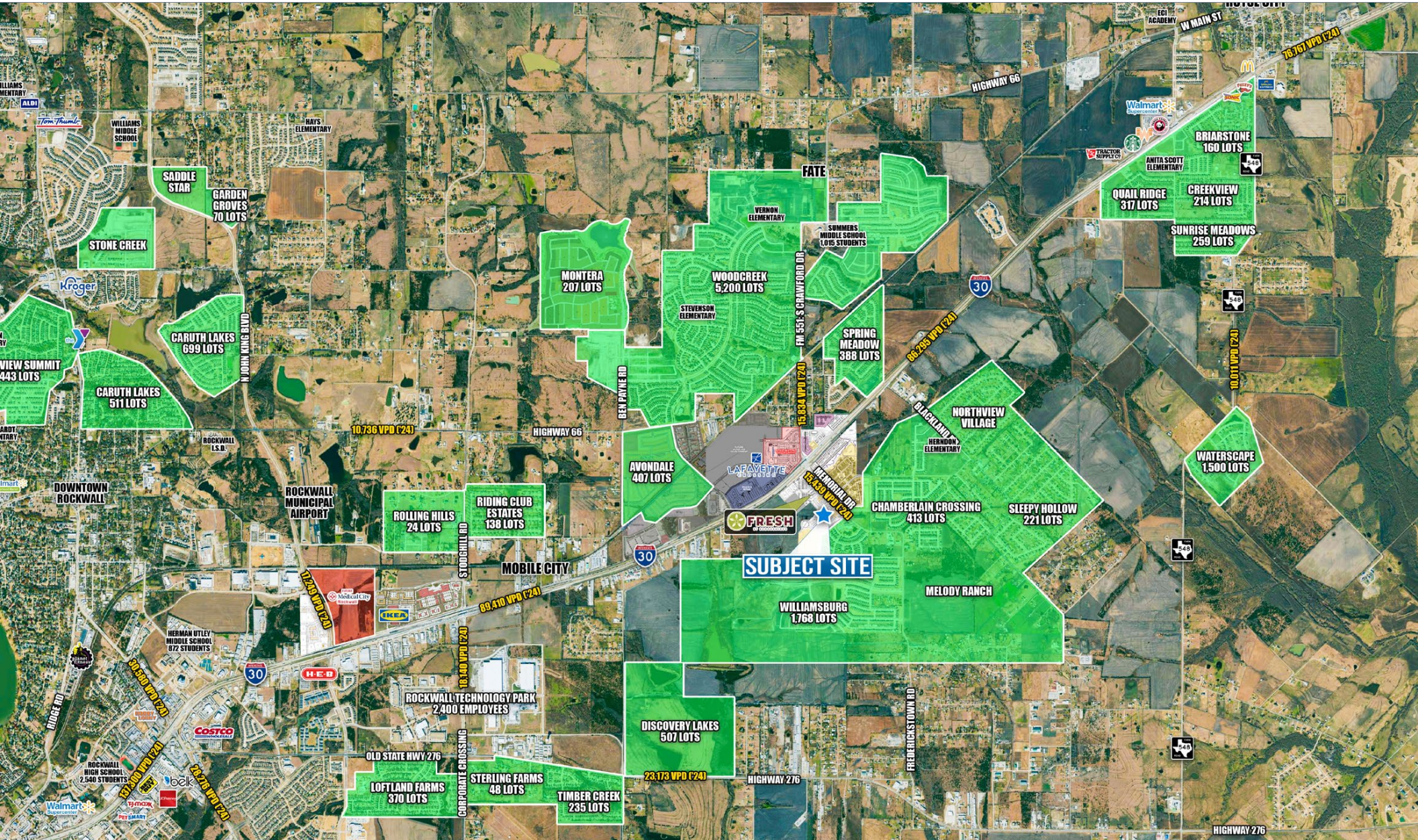
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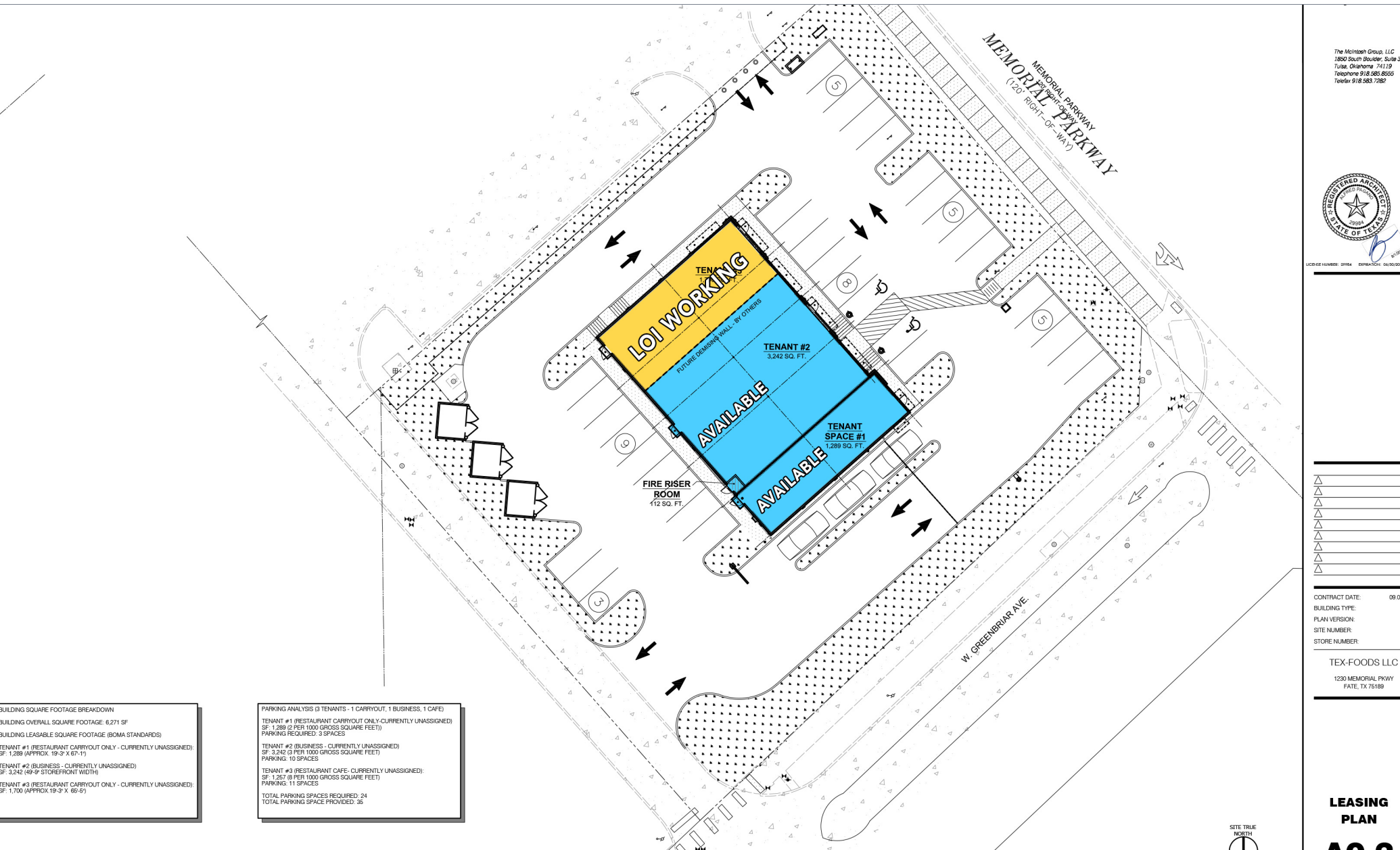
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BUILDING SQUARE FOOTAGE BREAKDOWN
BUILDING OVERALL SQUARE FOOTAGE: 6,271 SF
BUILDING LEASABLE SQUARE FOOTAGE (BOMA STANDARDS)
TENANT #1 (RESTAURANT CARRYOUT ONLY - CURRENTLY UNASSIGNED):
SF: 1,288 (APPROX. 19-3' X 67-11')
TENANT #2 (BUSINESS - CURRENTLY UNASSIGNED):
SF: 3,242 (49-9' STOREFRONT WIDTH)
TENANT #3 (RESTAURANT CARRYOUT ONLY - CURRENTLY UNASSIGNED):
SF: 1,700 (APPROX. 19-3' X 69-6')

PARKING ANALYSIS (3 TENANTS - 1 CARRYOUT, 1 BUSINESS, 1 CAFE)
TENANT #1 (RESTAURANT CARRYOUT ONLY - CURRENTLY UNASSIGNED):
SF: 1,288 (2 PER 1000 GROSS SQUARE FEET)
PARKING REQUIRED: 3 SPACES
TENANT #2 (BUSINESS - CURRENTLY UNASSIGNED):
SF: 3,242 (3 PER 1000 GROSS SQUARE FEET)
PARKING: 10 SPACES
TENANT #3 (RESTAURANT CAFE - CURRENTLY UNASSIGNED):
SF: 1,700 (3 PER 1000 GROSS SQUARE FEET)
PARKING: 11 SPACES
TOTAL PARKING SPACES REQUIRED: 24
TOTAL PARKING SPACE PROVIDED: 35

The McIntosh Group, LLC
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8500
Telefax 918.583.7282



CONTRACT DATE: 09.03.23
BUILDING TYPE:
PLAN VERSION:
SITE NUMBER:
STORE NUMBER:

TEX-FOODS LLC
1230 MEMORIAL PKWY
FATE, TX 75189

LEASING PLAN

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DEMOGRAPHIC SUMMARY

Memorial Pkwy, Royse City, Texas, 75189

Ring of 3 miles

KEY FACTS



29,580

Population



20,221

Daytime Population



3.87%

'23-'28 Compound Annual Growth Rate



9,265

Households



\$283,807

Median Home Value



33.2

Median Age

EDUCATION



18%

High School Diploma



17%

Some College



41.23%

Bachelor's Degree or Graduate Degree

INCOME



\$110,495

MedianHousehold Income



\$127,019

AverageHousehold Income



\$39,819

Per CapitaIncome



\$338,404

MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$109,629

Total Annual Expenditures



\$4,487

2023 Meals at Restaurants



\$7,735

2023 Meals at Home



\$34,496

Retail Goods



\$4,530

Entertainment



\$1,154

Personal Care



\$8,542

Health Care

BUSINESS



553

Total Businesses



4,164

Total Employees



27.47%

Blue Collar Occupation



72.53%

White Collar Occupation

Tapestry segments



Up and Coming Families

8,158 households

88.1%

of Households



Workday Drive

490 households

5.3%

of Households



Retirement Communities

305 households

3.3%

of Households



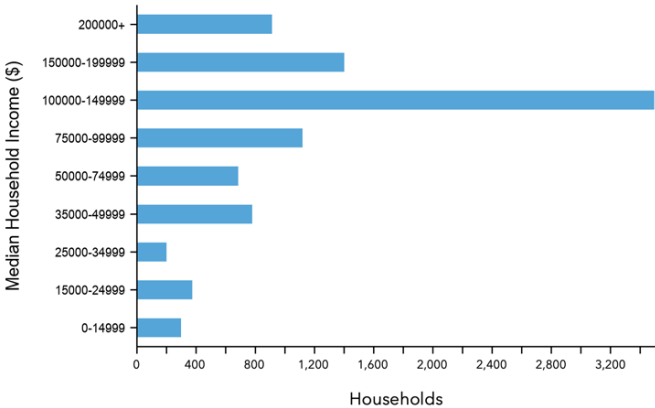
2023 Race and ethnicity (Esri)

The largest group: White Alone

(41.87%)
The smallest group: Pacific Islander Alone (0.12%)

Indicator ▲	Value	Diff		
White Alone	61.87	+11.79		
Black Alone	9.19	-6.21		
American Indian/Alaska Native Alone	1.11	+0.13		
Asian Alone	3.17	-4.49		
Pacific Islander Alone	0.12	-0.01		
Other Race	8.92	-3.00		
Two or More Races	15.63	+1.81		
Hispanic Origin (Any Race)	27.48	-1.14		

Bars show deviation from Dallas-Ft. Worth, TX



INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Falcon Realty Advisors
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Business Name

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date